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Meeting Minutes 07-15-04

ARLINGTON CONSERVATION COMMISSION MINUTES

JULY 15, 2004

Mr. Stevens called the meeting to order at 7:30 p.m. in the second floor conference room of the Town Hall Annex. Present were Catherine Garnett, Judith Hodges, Nathaniel Stevens, David White, and William O'Rourke of the Commission. Ellen Reed, and Timothy Sullivan of the Commission were absent. Also present were E. Dionne, N. Zevitas, Stephen Bosco, Andy Mass, Paul Uek, Eleanor Lechtenberg, Craig Lennox, Bruce Hoppe, Ed Davidson, David Lanata and Jude Stull, Peter Bellantoni of Allen and Major Associates representing 50 Lowell St and John Corey representing 110-112 Lowell St.

7:30 p.m. - COMMISSION BUSINESS

Enforcements

459 Mystic St. – The Commission will ask the property owners to file an application for a permit for their landscaping plan.

12 Mystic Bank –

Mr. O'Rourke of the Commission reported on a site visit he conducted to 8 Mystic Bank to discuss and evaluate work within the Commission's jurisdiction at 12 Mystic Bank.. The work within the Buffer Zone consisted of tree removal, placement of gravel, and pruning..

Mr. Mass of 8 Mystic Bank explained in some detail why he had contacted the Commission about work that had been conducted at his neighbor's house at 12 Mystic Bank. Mr. Mass was concerned that this work was being done without a permit.

Ms. Lechtenberg, owner of 12 Mystic Bank, read a response to the Commission about Mr. Mass' concerns about recent work at her lakeside property and informed that she is currently working to file a permit with the Board.

Mr. Toshi, of 16 Mystic Bank, reported that there are drainage problems on Mystic Bank and was, like Mr. Mass, concerned about the work being conducted at 12 Mystic Bank as well as any changes that might be made to any other properties surrounding the Mystic Lake.

The Commission ended the discussion with the its promise to conduct a working session with Ms. Lechtenberg for the development of an acceptable landscaping plan at the next ACC meeting on Thursday, August 5th at 7:45pm.

8:40pm – CERTIFICATE OF COMPLIANCE – 36 WRIGHT ST

This matter was continued until the final details are received from the Planning Department.

8:45pm – NOTICE OF INTENT – 50 LOWELL ST for demolition of an existing building and construction of a self-storage facility

Mr. Bellantoni presented the project to demolish the building located above a culverted section of Mill Brook, and to build a new self-storage facility in the same location. The brook will be diverted to a temporary pipe while the building work is done then the waterway will be redirected to a new pipe in nearly the same location as it currently is, but one section will be moved such that it will be out from underneath the new building.

A few residents who own property adjacent to 50 Lowell Street asked questions about work along the property lines and whether this proposed work would cause harm to any mature trees. The Commission explained to the residents that any tree work in the

area was not within its jurisdiction.

Mr. Bellantoni agreed to set elevation points on the existing cement retaining wall to ensure that it will remain stable during the trenching operation to access the culvert. This condition will be included in the permit.

Ms. Beckwith asked if a directly connected catchbasin could be replaced with a deep sump catch basin. The applicant agreed to install one and to maintain it. Mr. Lanata agreed to file a maintenance plan for this basin.

The applicant also agreed to work with the Commission to remove large stones and blocks that have fallen into the open section of Mill Brook upstream of the proposed culvert work, since this location is still on the same property and machinery will be on hand.

The DEP file number and comment form has not yet been received.

Garnett/O'Rourke motioned to continue the hearing to 8/5 at 8:15pm pending receipt of the DEP file number; motion passed unanimously.

9:30pm – NOTICE OF INTENT – 110-112 LOWELL ST for construction of a 22 unit condominium.

Mr. Corey presented the project that involves the cleanup of the existing junk yard at this location. Test pits/wells have identified 2 feet of contaminated soil, which will be removed at this site. The lending for this project is contingent upon the approval of the 21E work to be conducted.

Mr. Corey will send us the landscaping plan since it is not in the submittal. The roof drainage will connect to the storm drain system since the soils do not drain well. The existing catch basin and pipe discharge from the site will be completely removed.

The new stormdrain system will have deep sump catch basins, and a water quality inlet (septic tank type). The impervious surface area is going to decrease on the site therefore no storage of stormwater runoff is required.

The applicant agreed to redirect the flared end outlet of the stormwater system to point downstream instead of the direction shown on the plans.

The applicant agreed to provide details of the cambered wood bridge crossing over Geri's Brook that provides access from the site to the Minuteman Bikeway. The end of the bridge on the bikepath will be on rollers allowing the structure to move as necessary.

Mr. Corey replied that he believes the work complies fully with our local bylaw and will draft a letter to confirm this. The applicant also agreed to modify the language in the maintenance plan, slightly, to be consistent with what the Commission would like.

The Commission also asked for a few elevations of the proposed building (along the south side, facing the bikepath, and a cross section north to south).

White/Hodges motioned to continue the hearing to 8/5 at 8:30pm pending receipt of the DEP file number; motion passed unanimously.

COMMISSION BUSINESS, CONT.

The working session for a landscaping plan at 59 Beverly Rd has been moved to 8/5at 9pm.

The DPW has agreed to print signs for the Conservation Lands. The Commission will select colors for these on 8/5.

The 8/19 meeting date will be rescheduled to 8/26. Ms. Beckwith will get this posted on the website and email the whole Commission the schedule of the next couple of months..

Enforcements, cont.:

Ryder St – Ms Beckwith will go the site to speak with the tenants and show them how to comply with our enforcement letter. The Commission will ask them to move all materials and operations beyond 10 feet from the edge of the waterway.

No communications have been received from either 335 Mystic St nor 339 Mystic St therefore the Commission will refer the matters to Town Counsel.

53R Park St – Ms. Hodges will conduct a site walk soon.

Ms. Beckwith suggested organizing a public notice regarding snow dumping to be published in the paper in October or November each year, and mailed to past offenders/property owners.

66 Summit St – Ms. Beckwith will confirm that we sent the notice letter to the property owner.

The Commission voted to convene at approximately 10:45 p.m.

Respectfully submitted,
Corinna Beckwith